

Town of Middlebury Selectboard

Notice of Public Hearing- Zoning Bylaw Amendments

The Middlebury Selectboard will hold a public hearing on **Tuesday August 9, 2022** beginning at 7:15 pm in the Large Conference Room, Middlebury Municipal Office Building, 77 Main Street. The purpose of the hearing will be to present a proposed amendment to the zoning bylaw and zoning map and take public comments. A previous public hearing was held on July 12, 2022.

The hearing is also available to participants via Zoom. The link will be provided on the meeting agenda posted on the Town's website or by request by contacting cgrant@townofmiddlebury.org.

Statement of Purpose: The primary purpose of the proposed amendments is to clarify the existing Zoning and Subdivision Regulations, meet the requirements of state planning laws (24 VSA, Chapter 117), and to comply with the Middlebury 2017 Town Plan. These revisions are intended to encourage a wider variety of housing types in the Downtown area and improve the overall vitality of Downtown in accordance with the recommendations in the 2020 Downtown Master Plan. These zoning changes will also satisfy the minimum requirements for qualifying for a Neighborhood Development Area (NDA) designation from the State of Vermont, Department of Housing and Community Development.

The proposed amendment includes changes to the zoning map, which creates several new Downtown districts and revises others. The proposed amendments include clarifications and modifications to the following sections: Section 320, *Definitions*; Section 430, *Interpretation of District Boundaries*; Section 431, *Lots in More Than One Zoning District*; Section 510- *What Requires a Permit*; Section 540- *Conditional Review Process*; Section 550- *Planned Unit Developments and Review Process*; Section 579 (new)- *Traditional Neighborhood Design PUD*; Section 580 (new)- *Site Plan and Other Applications*; Section 580- *Official Map for Public ROW (has now been renumbered as Section 590)*; Section 610- *Uses Allowed in the Zoning Districts*; Section 620- *Lot Area, Width, Coverage, Height and Setback Requirements for Districts*; Sections 622, 623, 624 and 625 (new) have been added to provide district-specific detail on Section 620; Section 660- *Shorelands and Riparian Buffers and Fluvial Erosion Hazard Areas*; Section 665- *Wetland Buffers*; Section 670- *Special Flood Hazard Area Regulation*; Section 721- *Rear Yards*; Section 724- *Setback Waiver*; Section 727-*Height Regulations*; Section 733- *Conversion of Accessory Buildings*; Section 736- *Accessory Apartment Unit*; Section 737 (new)- *Manufactured Homes and Tiny Homes*; Section 739- *Group Homes and Child Care Homes*; Section 747- *Multiple Dwelling Units in the OFA, VRC and CBD*; Section 748- *Affordable Housing Inclusion Requirement*; Section 760- *Parking Requirements*; Section 774 (new)- *Outdoor Dining Areas*; Section 775 (new) – *Mobile Food Service*; Section 776 (new)- *Temporary Structures and Uses*; Section 780- *Agricultural and Forestry Use*; Section 782- *Fruit and Vegetable and Christmas Tree Stands*. These amendments have the potential to affect all geographical areas of the Town.

A complete copy of the proposed revisions, map and planning commission report are available for review on the Town website: townofmiddlebury.org. There is a link on the home page titled "Proposed 2022 Bylaw Amendments". A copy of this proposed amendment may also be reviewed at the office of the Town Clerk (open Monday-Thurs 9-4pm) or in the Town Manager's Office by contacting Crystal Grant, Executive Assistant to the Town Manager at 802-458-8001 or cgrant@townofmiddlebury.org.